

ORDINANCE NO. 96 0808-M

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE AS FOLLOWS:

1.499 ACRE TRACT OF LAND OUT OF LOT 1, A.B. DITTMAR SUBDIVISION, IN TRAVIS COUNTY, TEXAS, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "LO" LIMITED OFFICE DISTRICT, LOCALLY KNOWN AS 1007 WEST DITTMAR ROAD, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Zoning Map established by Chapter 13-2-22 of the City Code is amended to change the base zoning district from "DR" Development Reserve district to "LO" Limited Office district on the property described in File C14-96-0075, as follows:

1.499 acre tract of land out of Lot 1, A.B. Dittmar Subdivision, being more particularly described by metes and bounds in Exhibit "A" incorporated for all purposes,

locally known as 1007 West Dittmar Road, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "B".

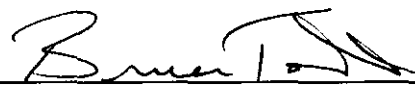
PART 2. The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 3. This ordinance takes effect on September 18, 1996.

PASSED AND APPROVED

August 8, 1996

§
§
§



Bruce Todd
Mayor

APPROVED:



Andrew Martin
City Attorney

ATTEST:



James E. Aldridge
City Clerk

08August96

MT/dwm

FIELD NOTES
FOR
LIVING FAITH BAPTIST CHURCH

1.499 ACRE TRACT

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PORTION OF LOT 1, A. B. DITTMAR SUBDIVISION, IN TRAVIS COUNTY, TEXAS, AS RECORDED IN PLAT BOOK 23, PAGE 14, PLAT RECORDS, TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CONVEYED TO LIVING FAITH BAPTIST CHURCH BY DEED RECORDED IN VOLUME 12092, PAGE 2129, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found at the Northwest corner of Lot 1, A. B. Dittmar Subdivision, as recorded in Plat Book 23, Page 14, Plat Records, Travis County, Texas, being the Northwest corner of the said Living Faith Baptist Church tract, as recorded in Volume 12092, Page 2129, Deed Records, Travis County, Texas, being in the South r.o.w. line of West Dittmar Road, for the Northwest corner hereof;

THENCE with the South r.o.w. line of West Dittmar Road, N 89°27'E for a distance of 210.41 feet to an iron rod found at the Northeast corner of the said Living Faith Baptist Church tract, being the Northwest corner of that tract of land as conveyed to Richard A. Hunter and wife, Laura Hunter, by deed recorded in Volume 5835, Page 2360, Deed Records, Travis County, Texas, for the Northeast corner hereof;

THENCE S 06°36'W for a distance of 313.10 feet to an iron rod found at the Southeast corner of the Living Faith Baptist Church tract, being the Southwest corner of the said Hunter tract, for the Southeast corner hereof;

THENCE S 89°30'W for a distance of 210.08 feet to a square bolt found at the Southwest corner of the said Lot 1, being the Southwest corner of the Living Faith Baptist Church tract, being in the East line of that tract of land conveyed to the City of Austin by deed recorded in Volume 9501, Page 371, Deed Records, Travis County, Texas, for the Southwest corner hereof;

THENCE N 06°33'E for a distance of 296.77 feet to an iron rod found at the Northeast corner of the said City of Austin tract, being an angle point in the South r.o.w. line of West Dittmar Road;

THENCE N 06°25'E for a distance of 16.14 feet to the PLACE OF BEGINNING, and containing 1.499 acres of land, more or less.

AS SURVEYED BY:
DOUG SEELIG LAND SURVEYORS, P.C.

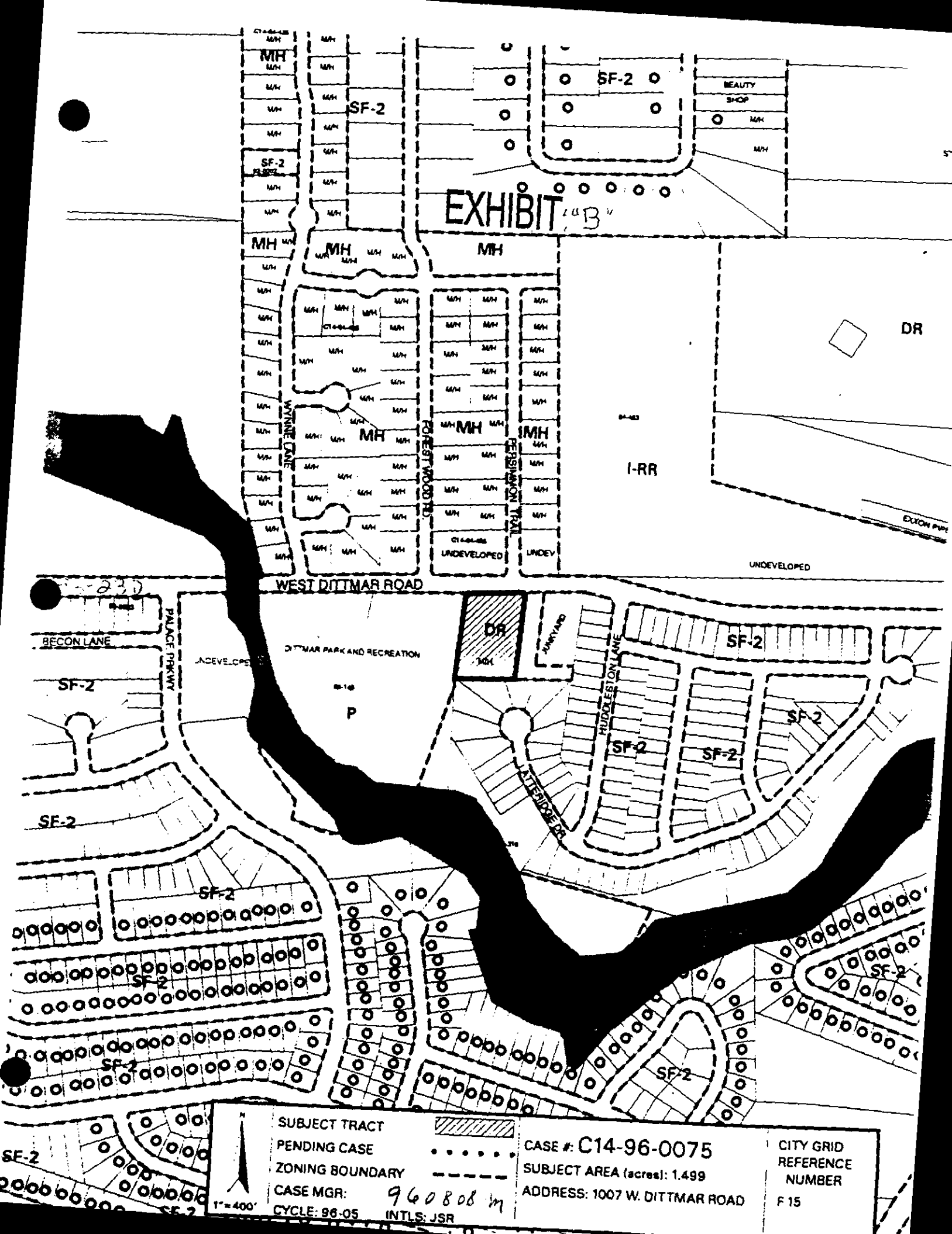
Douglas A. Seelig
DOUGLAS A. SEELIG
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1908
3802 Manchaca Road
Austin, Texas 78704
May 1, 1996

Work Order No. 12987



EXHIBIT "A"

960808-m



PO#: 960808M

Ad ID#: 96M400200

Acct#: 5124992499

Austin American-Statesman

Account Name: CITY CLERKS OFFICE

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

ORDINANCE NO. 960808-M
AN ORDINANCE REZONING AND
CHANGING THE ZONING MAP AC-
COMPANYING CHAPTER 13-2 OF
THE CITY CODE AS FOLLOWS: 1.499
ACRE TRACT OF LAND OUT OF LOT
1, A.B. DITTMAR SUBDIVISION, IN
TRAVIS COUNTY, TEXAS, FROM
"DR" DEVELOPMENT RESERVE DIS-
TRICT TO "LO" LIMITED OFFICE DIS-
TRICT, LOCALLY KNOWN AS 1007
WEST DITTMAR ROAD, IN THE CITY
OF AUSTIN, TRAVIS COUNTY, TEXAS.
MAYOR BRUCE TODD
AUSTIN, TEXAS

Before me, the undersigned authority, a Notary Public in and for the County of Travis,
State of Texas, on this day personally appeared:

David DeVargas

Classified Advertising Agent of the Austin American-Statesman, a daily newspaper
published in said County and State that is generally circulated in Travis, Hays, Burnet
and Williamson Counties, who being duly sworn by me, states that the attached
advertisement was published in said newspaper on the following dates, to wit:

First Published:	9/9/96	Last Published:	9/9/96
Times Published:	1	Classification:	9980
Lines:	15	Cost:	\$36.90

and that the attached is a true copy of said advertisement.

[Signature]

SWORN AND SUBSCRIBED TO BEFORE ME, this the 9th day of Sept, 1996.



[Signature]
Notary Public in and for
TRAVIS COUNTY, TEXAS

SHARON JANAK
(Type or Print Name of Notary)

My Commission Expires: 11-10-99